

# TOWN OF EGREMONT, MA PLANNING BOARD QUESTIONNAIRE

*The Commonwealth of Massachusetts and our neighboring towns have developed ways to help manage growth and change. The Egremont Planning Board is asking the citizenry by way of this questionnaire what is important to ALL residents. We value your opinions about the future of Egremont.*

*We are seeking responses from all residents and property owners. This questionnaire is also available on the Town website at [www.egremont-ma.gov](http://www.egremont-ma.gov) where you can print additional copies for other members of your household.*

*Thank you for taking the time to answer this questionnaire.*

Egremont has a single zone (the General Zone), where residential use is allowed and where business uses are accepted by Special Permit. Building lots must be at least one acre in size with at least 150 feet of road frontage. This has the virtue of simplicity, but it results eventually in suburban type development along our streets and roadways. There are exceptions, of course, where smaller lots with less road frontage existed before the enacting of our zoning bylaws.

1. **Would you support continuing our present development, allowing one-acre lots with 150 feet road frontage everywhere?**

Not at all	Not really	Yes	Important	Critical

2. **Would you support planning concepts for large parcel subdivisions, which would permit buildings closer to each other in exchange for permanently protected views, open space and landscape features?**

Not at all	Not really	Yes	Important	Critical

Egremont allows conversion of a one family dwelling to a two family dwelling, but it does not allow two separate dwellings on the same lot. Some owners may desire a second dwelling, for example, to house family members or caregivers, or to create additional income.

3. **Should Egremont permit on the same lot (minimum 2-acres) an additional dwelling if both are under the same ownership?**

YES	NO

Egremont's villages are governed by the same zoning bylaw requirements that apply to the whole town. But our historic villages were developed with many lots, building setbacks, and road frontages that are smaller than the present law requires. Changes to existing structures often need Special Permits.

4. **Is it important to you that the appearances of our two villages stay as close as possible to the way they are?**

Not at all	Not really	Yes	Important	Critical

5. In South and North Egremont villages, should the town allow lots that are consistent with the existing properties, so that new lots in the villages could be smaller than the law requires for the rest of Egremont?

Not at all	Not really	Yes	Important	Critical

Retail businesses and consumer service establishments are allowed anywhere in Egremont by Special Permit. This means that a commercial use could develop next door to your home, as long as it receives a Special Permit. The Special Permit process requires a Public Hearing where people can express support or concerns about the impacts of a proposed commercial use, but the decision is up to the discretion of the board making the decision.

6. Are you concerned that businesses might be located near your home?

Not at all	Not really	Yes	Important	Critical

7. Would you like the bylaw to provide more certainty in addressing the potential impact of commercial uses within residential areas?

Not at all	Not really	Yes	Important	Critical

Residential ground-mounted solar installations are allowed as accessory structures. Ground installations, however, can have a detrimental effect on views from roadways and on neighbors.

8. Would you like the bylaw to provide a means to address the potential impact of residential ground-mounted solar installations?

YES	NO

We invite and welcome any other input you might wish to share about how the Planning Board might help make Egremont even better. We value your comments below.

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**Questions? Contact Lucinda Fenn-Vermeulen, Egremont Planning Board Chair at 413.644.0149, or lucindaver@gmail.com.**

***Thank you for sharing your views.***

***Please return completed questionnaires to Egremont Town Hall or by mailing to Town of Egremont Planning Board, PO Box 368, Egremont, MA 01258***

**No later than July 20, 2018**

***If you need more copies for other members of your household, you can print them from the Town website, or pick them up from the South Egremont Post Office, North Egremont Store, Egremont Free Library, or Town Hall.***